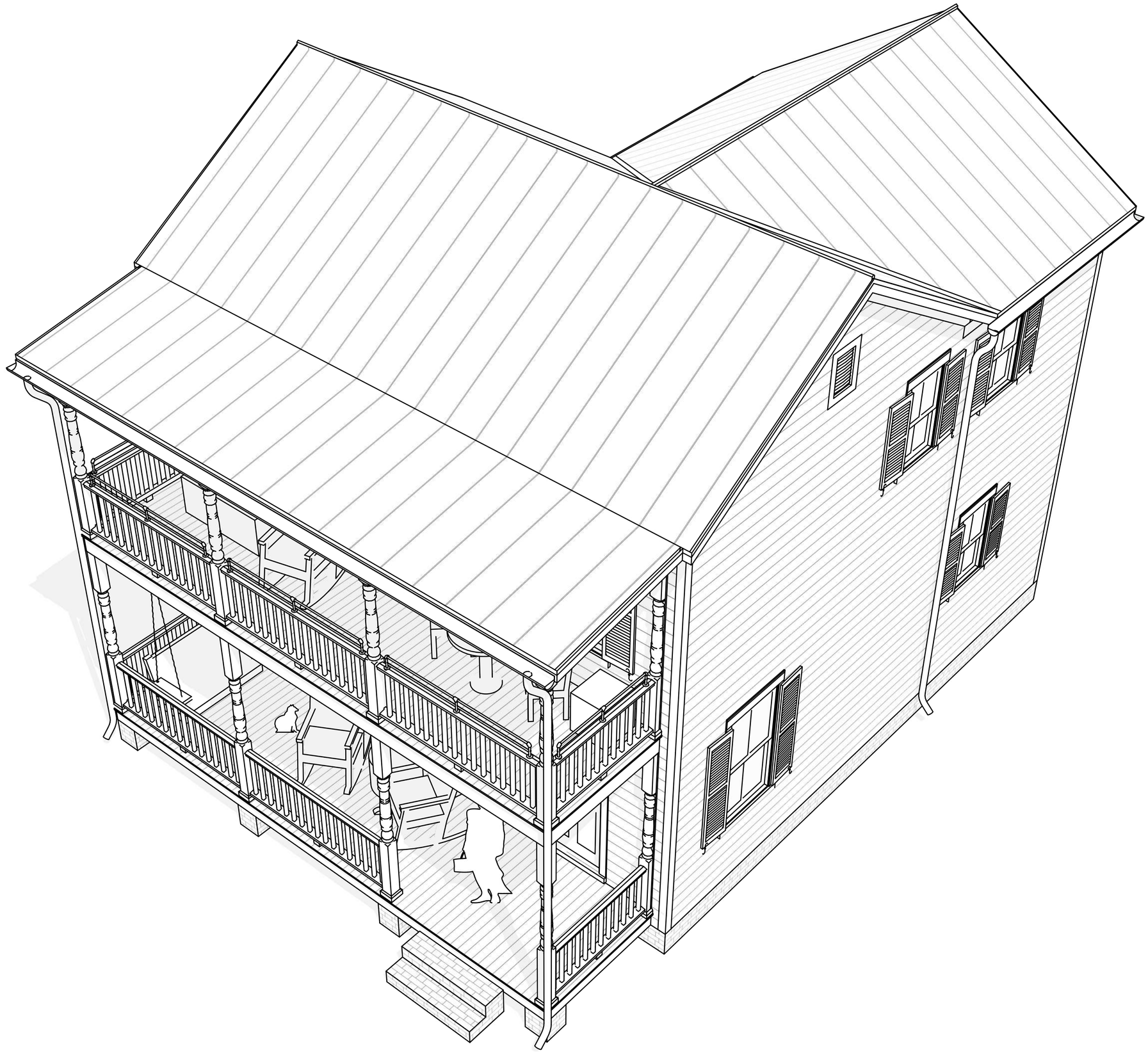


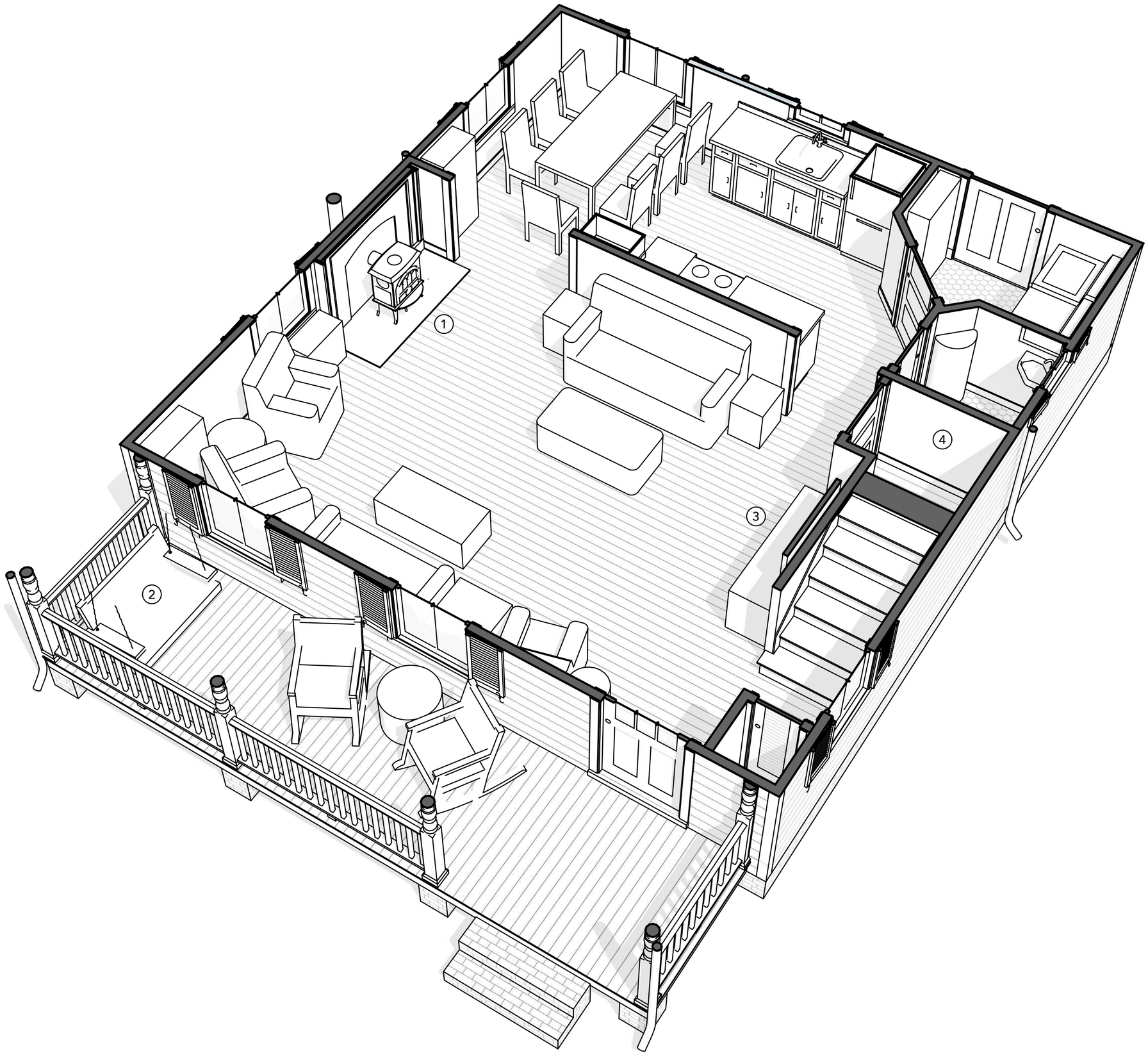
GEORGIA'S STARTER FARMHOUSE

DESIGN OVERVIEW

A DESIGN BY JAY OSBORNE

The Starter Farmhouses are designed to be small and simple, of interchangeable options (like porches, interior layouts, and rear additions). Georgia is a variation with an open plan layout, a 2-story front porch, and a rear addition that has a kitchen/dining area on the first floor, and a small bedroom suite on the second floor. It could start smaller and be added upon over time. Or be built all at once.

Each of the Starter Farmhouse designs can begin as a 16x24 primary massing – about 750 square feet at the smallest. That's a normal maximum size for an accessory dwelling unit. You'll be able to enlarge it by choosing from a series of additions. The interchangeable modules will have different room arrangements. Elements of Georgia's design can be applied to other designs, and vice versa.



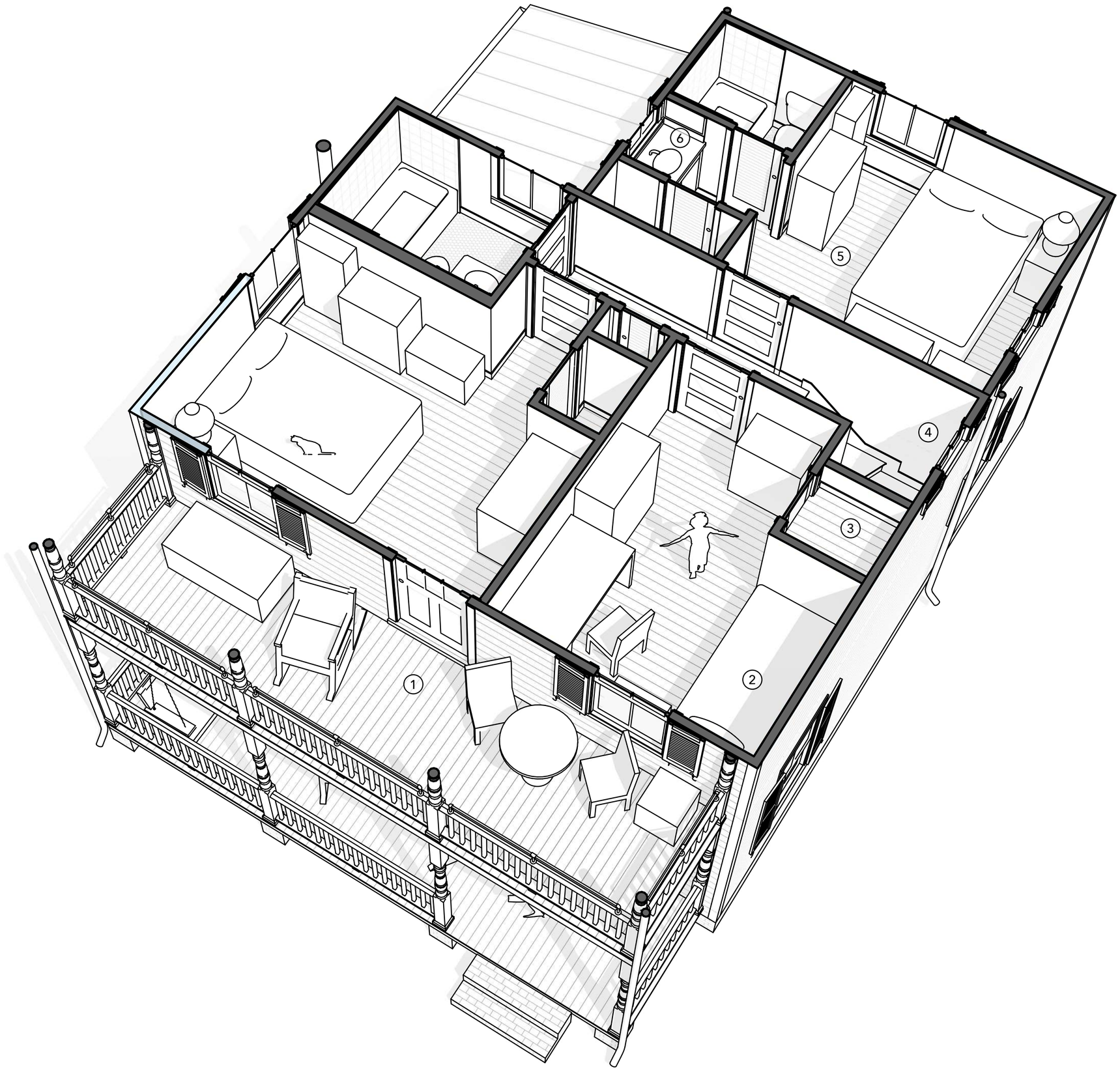
GEORGIA'S STARTER FARMHOUSE

DOWNSTAIRS PLAN

A DESIGN BY JAY OSBORNE

The lower level of this house is arranged in an open plan, in stark contrast to the room-based plan of Virginia, its sister design. Because of this overall layout, Georgia more appropriate for large gatherings. Its living area is quite expansive. The 16x24 primary massing also corresponds to a very large room size for a residence. If made any larger, rooms can lose the sense of intimacy and coziness.

(1) The woodstove is optional, but it seems fitting to have one in a room like this. **(2)** The porch is big enough for rocking chairs and a porch swing. **(3)** Another possible location for the woodstove. This spot makes sense for a movie screen. **(4)** Head height clearances are very important. Changing the stairs may cause afterthoughts. If you have a basement , the utility closet is given to a stairwell.



GEORGIA'S STARTER FARMHOUSE

UPSTAIRS PLAN

A DESIGN BY JAY OSBORNE

(1) The door to the upper porch comes from the larger bedroom, for access control. I might later decide to put it directly above the front door in the smaller bedroom (which could be an office). That way, it could have access from the suite. **(2)** The bedroom alcove needs enough space for a bed (7 feet, which is probably required by code). With head heights, this significantly limits the stairs. **(3)** For stairway head clearances (80" min), this closet needs that raised platform. **(4)** A window is added by the winder stairs, since that upper hall is significantly darker because of the rear addition. Corridors are best with windows at the end. **(5)** The bedroom suite addition is about as small as one can be. **(6)** A vanity is placed outside the shower/toilet room. Most hotels do this because it works well.

GEORGIA'S STARTER FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

With a front facade that is only 24 feet wide, Georgia's Farmhouse can fit in many old towns. The design is prioritized around being simple and economical, and to be able to have different options for additions and materials in the drawing set.

(1) Operable shutters are functional. If cost is an issue, just omit them. No fakes.

(2) The gutter reflects the chimney pipe, and articulates the mass of the addition.

(3) The chimney pipe was chosen because so many new chimney designs are compromised in strange and ugly ways, A pipe is as inexpensive as it gets. It can still look as charming as a brick stack, but perhaps in a rugged wild west manner.

(4) The double porch has a fairly low-sloped roof. The shed roof is easy to build, but makes it harder to take the downspouts back to the wall, as a hip roof allows.

(1) Every functional building has a place where the trash bins go. Not every side needs to look pretty. While all the other sides of the house have windows that would be bad to omit, the east side has many small windows that could be removed if necessary. (But they do dramatically improve the interior daylighting). If this wall were put within 3' of a property line, it couldn't have windows anyway.

GEORGIA'S STARTER FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(2) Gutters can be used architecturally to subtly hint at the additional masses, articulating them in a much cheaper way then shifting the walls. **(3)** The attic vent is built much like a louvered shutter. **(4)** The rear wall is about 24 feet long, so it could have a 2-story garage addition. The mudroom is already situated perfectly. Downstairs daylighting would be worse. The garage roof would be low-pitched.

GEORGIA'S STARTER FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

In small houses, staircases take a disproportionately large amount of space, and are relatively expensive to build. However, over the long run, two-story houses do better than one-story houses since they have half as much foundation and roof. Over time, roofs and foundations can be very costly to maintain. **(1)** It might be best to omit the coat closet at the front door, and include a wardrobe instead. **(2)** This shows a crawlspace, but if a slab foundation is used, the height can be reduced by 18-24 inches. That may be necessary for local building height limits. **(3)** Head clearances around the staircase are a key factor in the house's design. The bedroom closet needs a raised platform to make it work. **(4)** A utility closet fits underneath the stairs. By stacking staircases, it's possible to have a basement.

FLOOR PLAN NOTES:

1. IF MORE THAN 3 RISERS ARE NEEDED AT PORCH STEPS, A HANDRAIL SHOULD BE PROVIDED (AS REQ'D BY CODE).

2. GUARDRAIL MAY BE REQUIRED AT PORCH IF DROP TO GROUND IS INCREASED TO MORE THAN 24-30" (SEE LOCAL REQ'TS).

3. NOTE THAT SOME DIMENSIONS ARE TO THE CENTER OF THE POSTS, OTHERS TO THE EDGES OF POSTS (& BEAMS THEY SIT ON OR HOLD UP).

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
- (E) 18x80 LOUVERED DOOR
- (F) (2) 18x80 FRENCH DOORS

WINDOWS

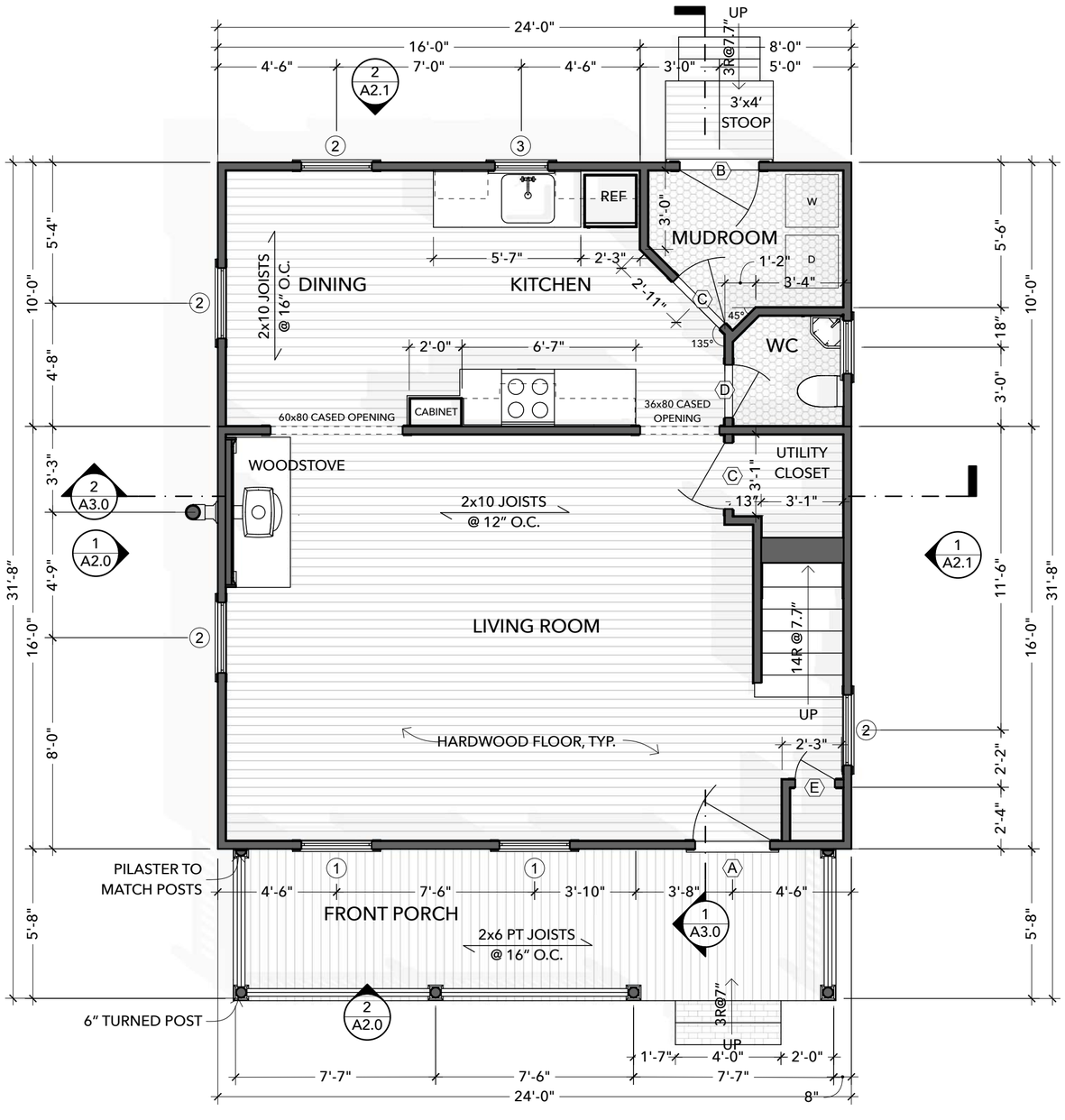
- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x42 DH 2/2 DIVIDED LITES

CEILING/ ELECTRICAL NOTES:

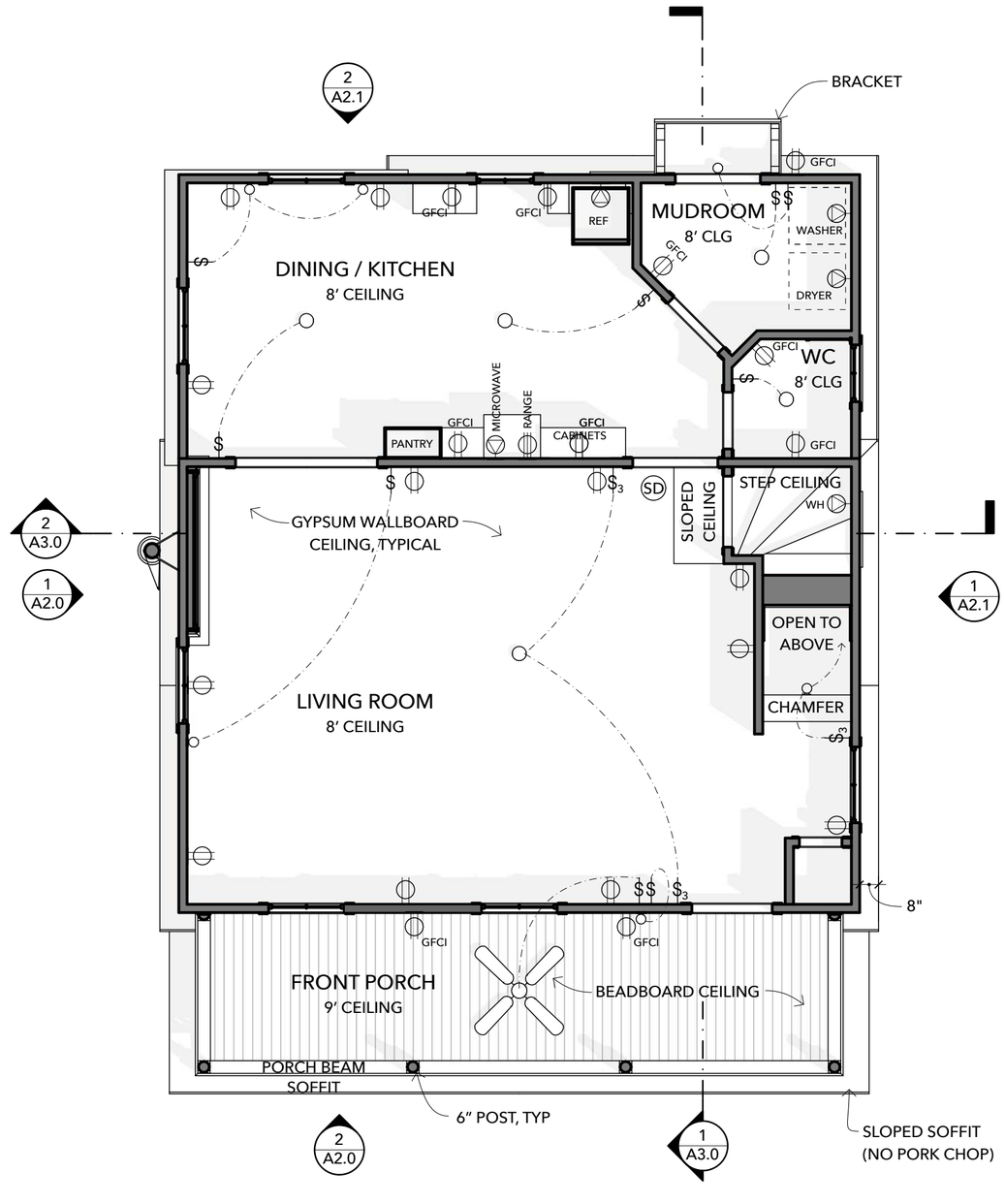
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1")

2. UTILITY ROOM CEILING SHALL BE FIRE-RATED WITH GYP BD SHEATHING

3. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM



1 DOWNSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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GEORGIA'S FARMHOUSE

A DESIGN BY JAY OSBORNE

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1 **2023-01-04** FIRST PRESENTATION (SCHEMATIC)
+ Thank you to all of my Patreon supporters!

DOWNSTAIRS PLANS
VERSION: GEORGIA
A1.1

FLOOR PLAN NOTES:

1. WINDER STAIRS MUST FOLLOW STRICT CODES. THEY ARE SAFER THAN IN THE PAST, BUT NOW HARDER TO BUILD.

2. BEDROOM CLOSET AT STAIRS (WITH RAISED PLATFORM) MAY BE OMITTED. CONTRARY TO POPULAR BELIEF, BEDROOM CLOSETS ARE USUALLY NOT REQUIRED BY LAW.

3. LINEN CLOSET (AT HALL) MAY INSTEAD BE A CHASE FOR DUCTWORK.

4. BEDROOM CLOSET MAY BE REPLACED BY A WARDROBE.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
- (E) 18x80 LOUVERED DOOR
- (F) (2) 18x80 FRENCH DOORS

WINDOWS

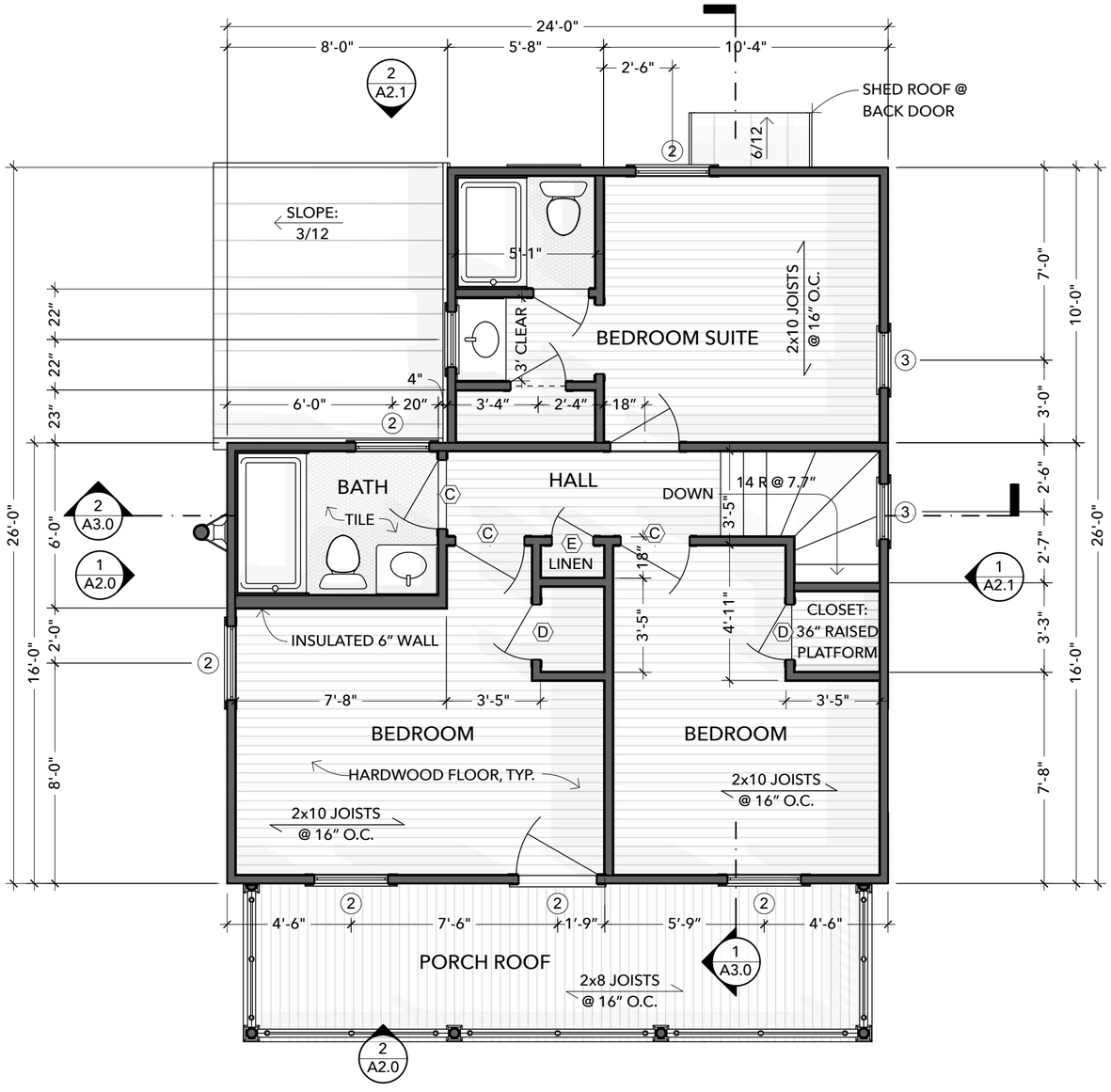
- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x48 DH 2/2 DIVIDED LITES

CEILING PLAN NOTES:

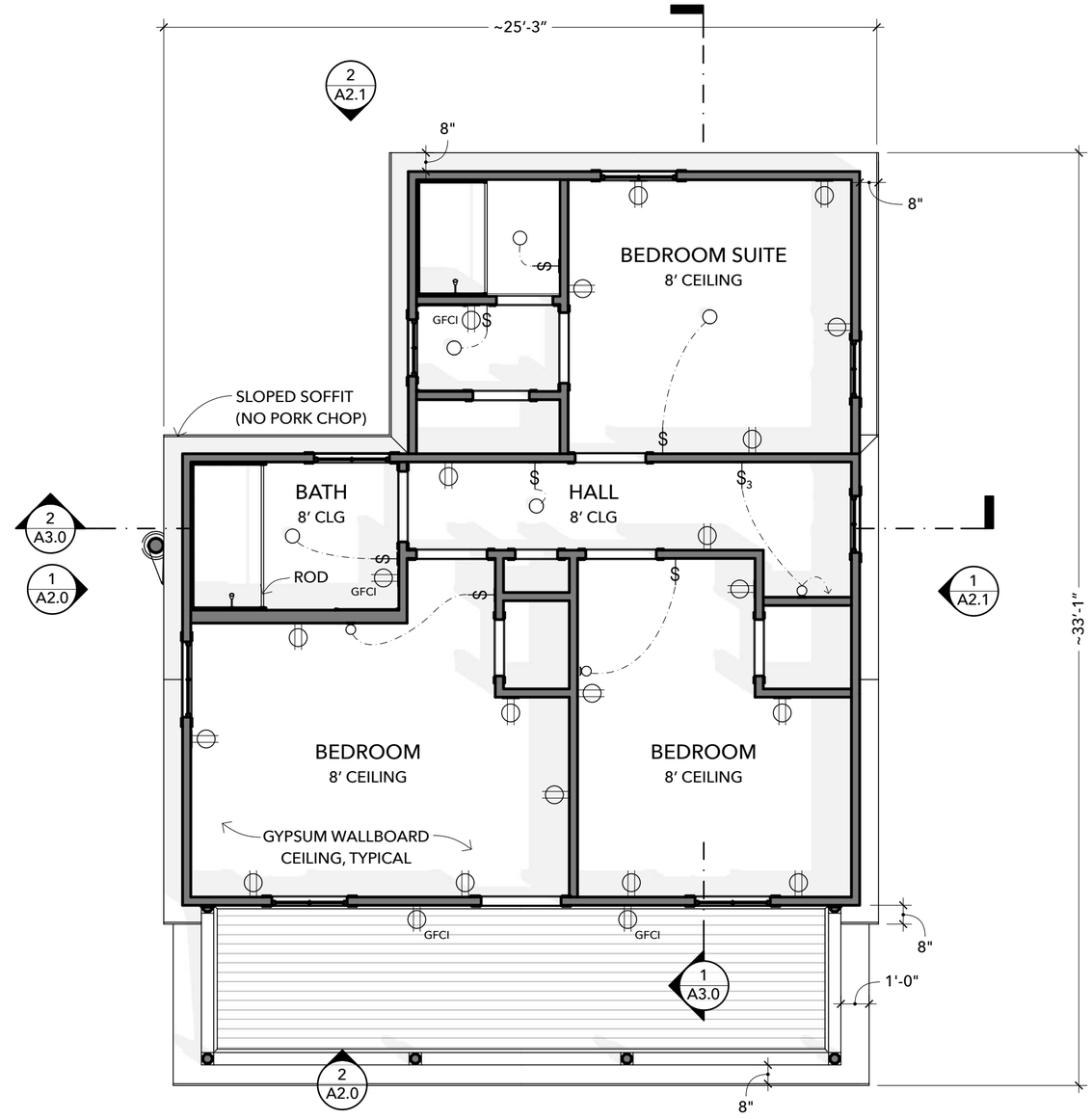
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). PRIORITIZE DIMENSIONS SHOWN IN SECTION DRAWINGS.

2. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM

3. WALL-MOUNTED LIGHTS ARE PREFERRED WHEREVER EFFICIENCY AND STERILITY ARE NOT VIRTUES.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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FOUR STARTER FARMHOUSES

GEORGIA'S FARMHOUSE

A DESIGN BY JAY OSBORNE

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- **+** Thank you to all of my Patreon supporters!

UPSTAIRS PLANS
VERSION: GEORGIA
A1.2

FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A COMPLETE WORK, LIKE SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.

2. OTHER FOUNDATION TYPES CAN BE USED, LIKE A BASEMENT, SLAB, OR PIERS.

3. STRUCTURAL BRICK FACING MAY BE 1" THIN BRICK VENEER INSTEAD, WHICH CAN LOOK BETTER THAN 4-5" BRICK VENEERS. BRICKWORK SHOULDN'T PROTRUDE PAST THE SIDING.

4. DON'T USE CONCRETE WITH FAKE BRICK TEXTURE. PLAIN CONCRETE IS MUCH BETTER.

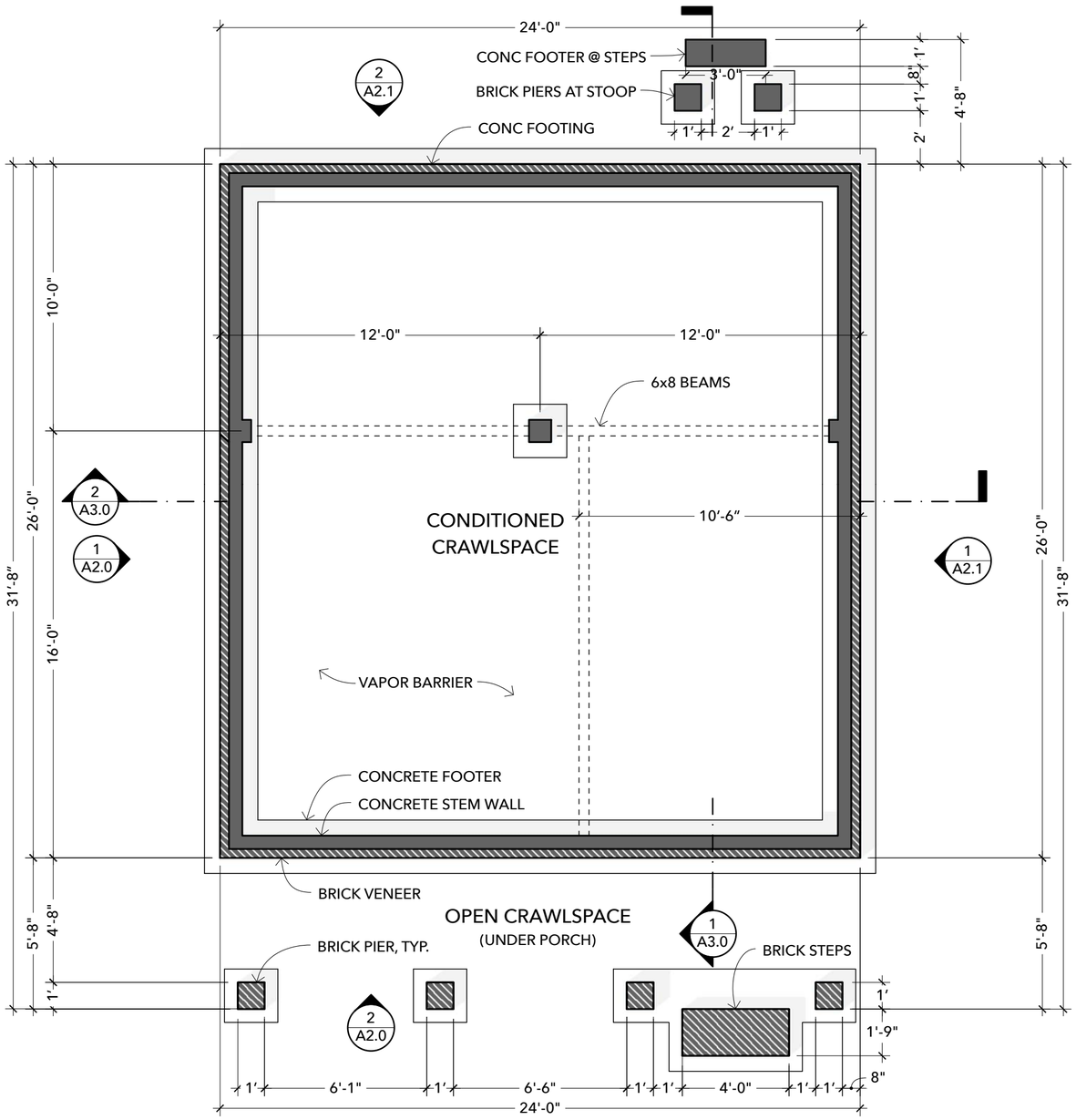
ROOF PLAN NOTES

1. DATUMS ARE TO FINISH FLOOR OF MAIN LEVEL. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS. THIS DESIGN WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

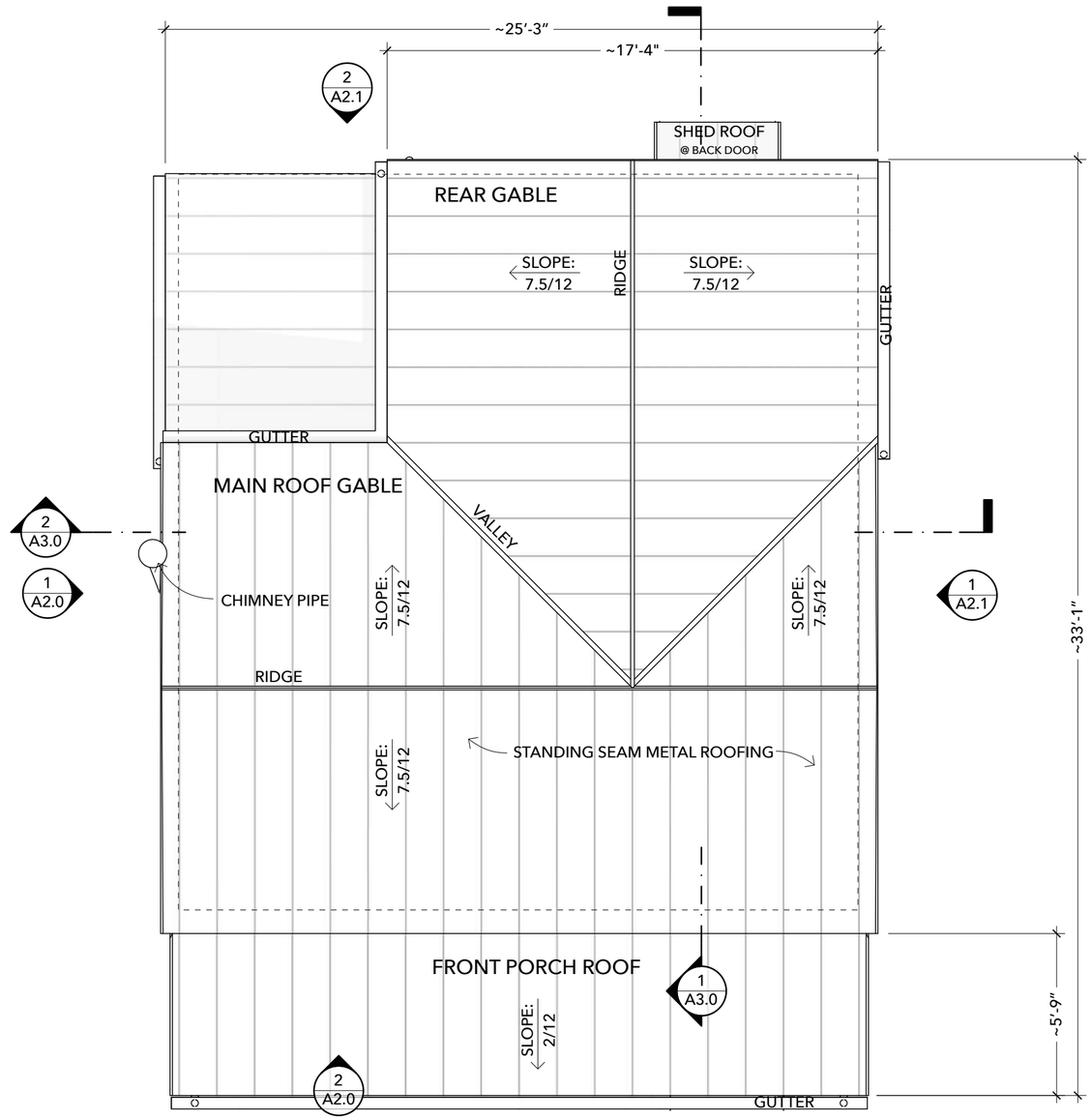
2. TO REDUCE ROOFING COSTS, REPLACE STANDING SEAM WITH 5V METAL PANELS.

3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.

4. ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT WAREHOUSE-LOOKING METAL ROOFING (WITH RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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FOUNDATION/ ROOF
VERSION: GEORGIA

A1.3

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS, BUT THIS DESIGN VARIATION WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

3. WINDOW SHUTTERS SHALL BE OPERABLE. TACK-ON VINYL SHUTTERS ARE STRICTLY FORBIDDEN, BECAUSE THE HOUSE WOULD LOOK BETTER WITH NO SHUTTERS AT ALL.

4. THOU SHALT NOT USE VINYL SIDING. THIS IS A HOUSE, NOT A CHEAP PLASTIC TOY.

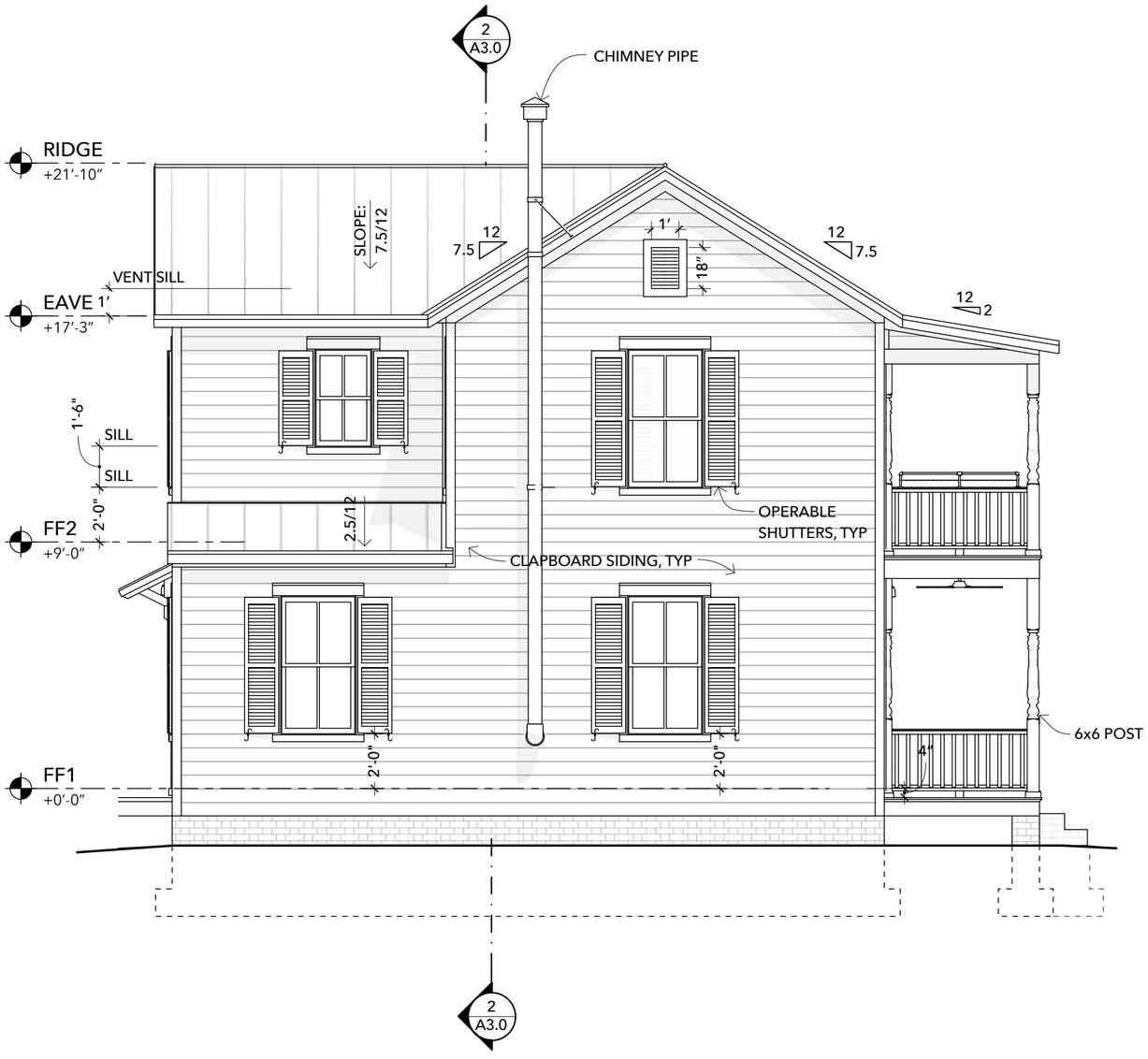
5. TO REDUCE ROOFING COSTS, CONSIDER 5V METAL ROOF PANELS. AVOID ASPHALT.

6. AT THE FOUNDATION, DON'T USE CONCRETE MOLDS WITH A FAKE BRICK TEXTURE.

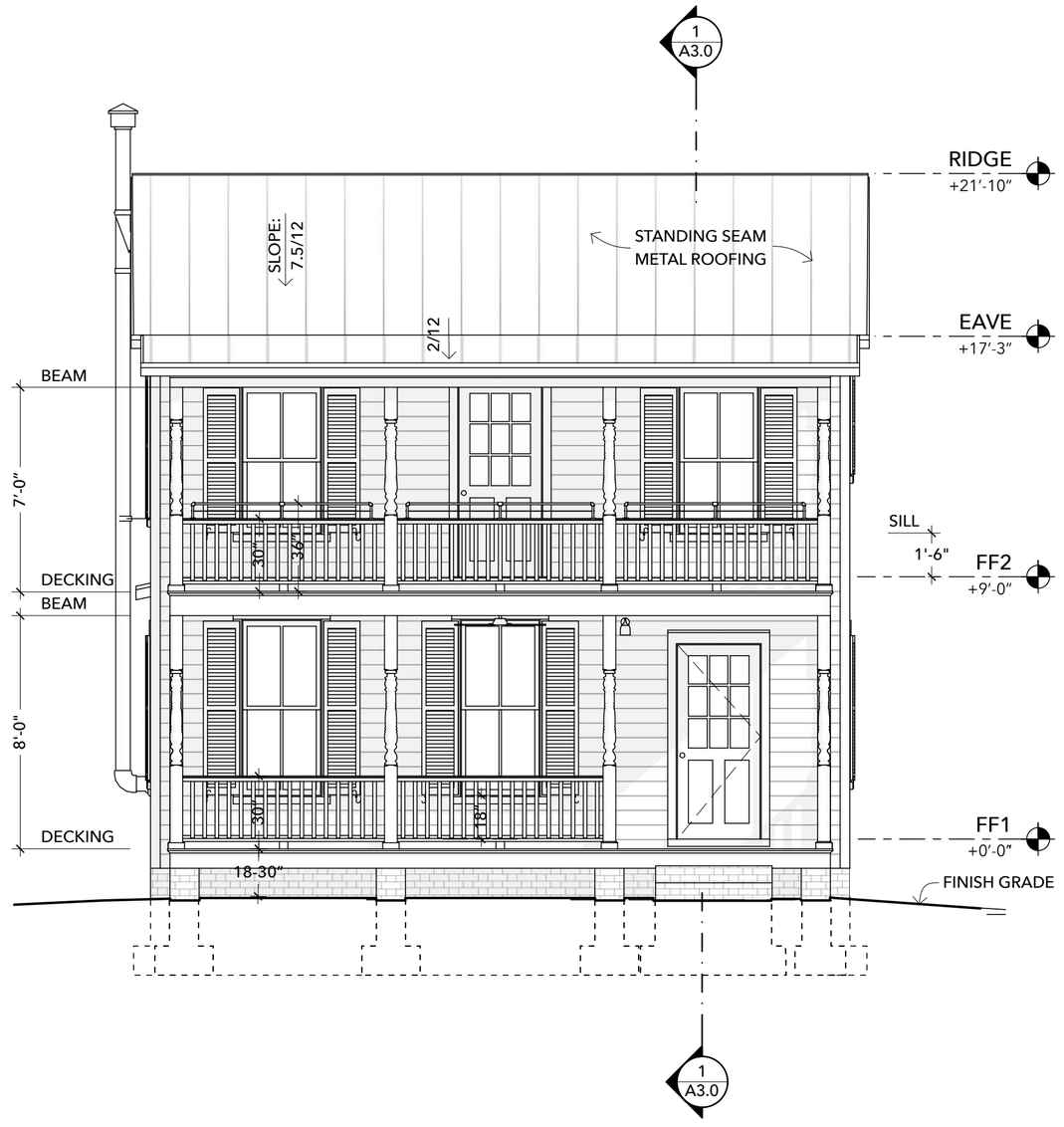
8. IF HIGH DROP TO GROUND, WINDOW SILLS MAY NEED TO BE >24" ABOVE FLOOR.

KEYNOTES

- Z FIBER CEMENT CLAPBOARD SIDING
- Y STANDING SEAM METAL ROOFING
- X T&G WOOD DECKING
- W GYPSUM WALLBOARD (TYPE X)
- V BEADBOARD PANELLING
- U TURNED PORCH POST
- T PILASTER (MATCH POSTS)
- S PORCH RAILING
- R PORCH BEAM
- Q SOFFIT (& ROUND VENTS)
- P 4" BED MOLDING
- O 6" CROWN MOLDING
- N CORNICE BRACKETS
- M



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

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GEORGIA'S FARMHOUSE

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- **+** Thank you to all of my Patreon supporters!

FRONT ELEVATIONS
VERSION: GEORGIA
A2.0

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. RAILING AT PORCH MAY NOT BE REQUIRED IF THE DROP TO THE GROUND IS SHORT ENOUGH. BUILDING CODES USUALLY SPECIFY 30", BUT THIS VARIES BY JURISDICTION.

3. IF 3 OR FEWER STEPS FROM PORCH TO GROUND, HANDRAIL MAY NOT BE NEEDED.

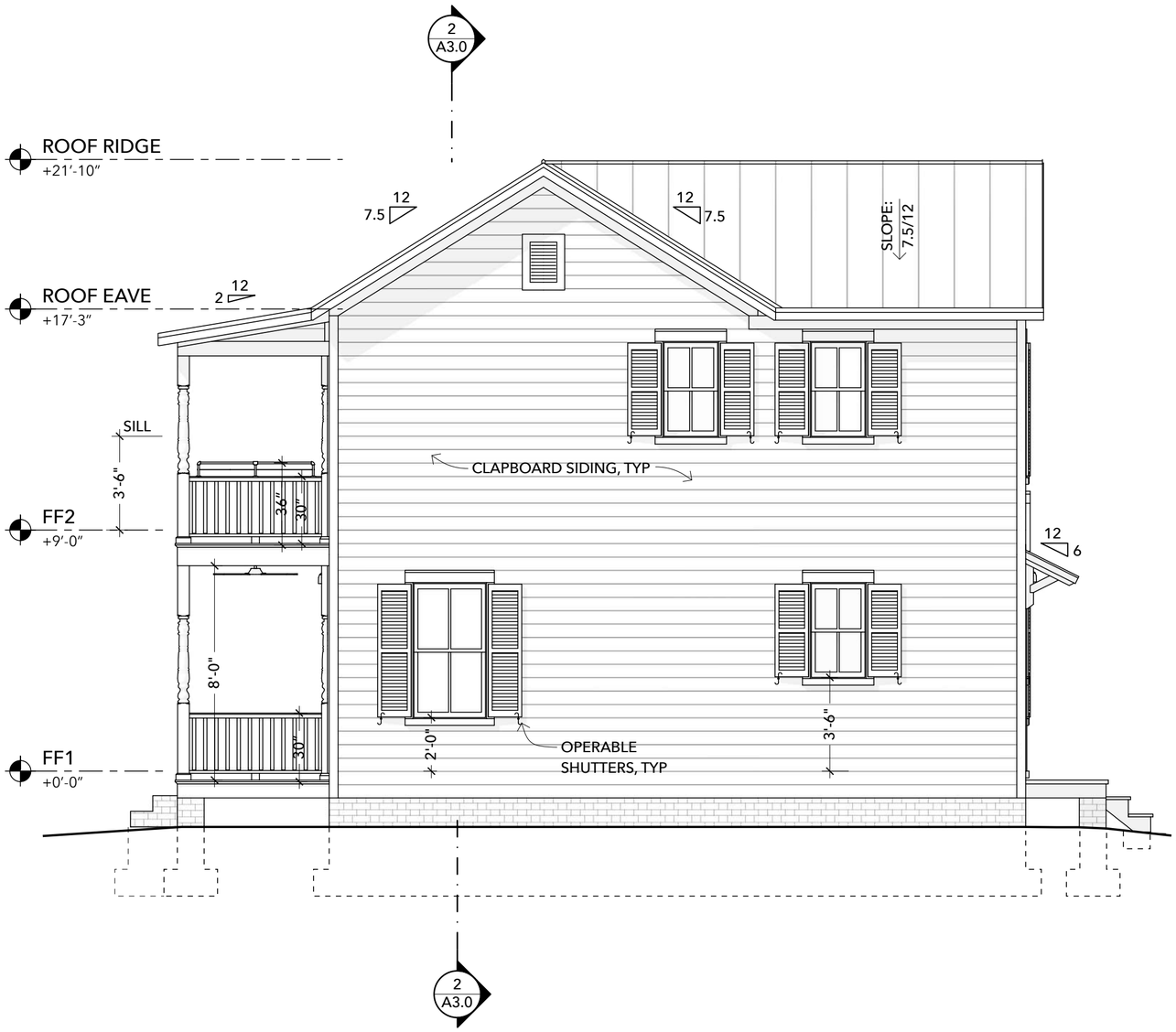
4. IF HIGH DROP TO GROUND, WINDOW SILLS MAY NEED TO BE >24" ABOVE FLOOR.

5. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

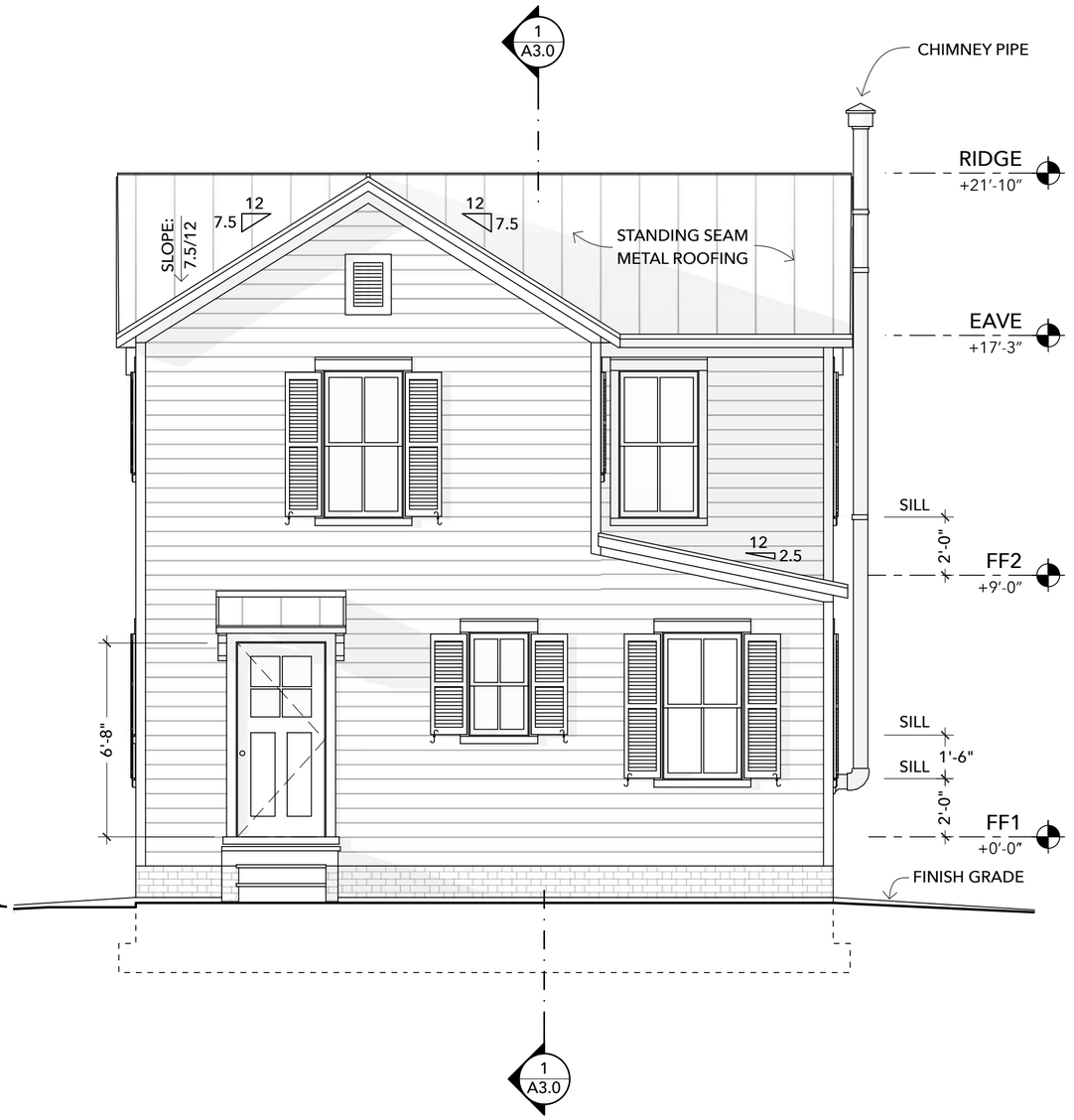
6. WINDOWS ON EAST ELEVATION CAN BE OMITTED IF WITHIN 3' OF PROPERTY LINE.

KEYNOTES

- Z HARDWOOD FLOORING
- Y T&G WOOD DECKING
- X GYPSUM BOARD (TYPE X)
- W BEADBOARD PANELLING
- V TURNED PORCH POST
- U PILASTER (MATCH POSTS)
- T PORCH RAILING
- S PORCH BEAM
- R SOFFIT (& ROUND VENTS)
- Q 4" BED MOLDING
- P 6" CROWN MOLDING
- O CORNICE BRACKETS
- N
- M



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

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REAR ELEVATIONS
VERSION: GEORGIA

A2.1

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET AX.X.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS

3. WINDER STAIRS HAVE STRICT REQUIREMENTS. CONSULT BUILDING CODE FOR INFO.

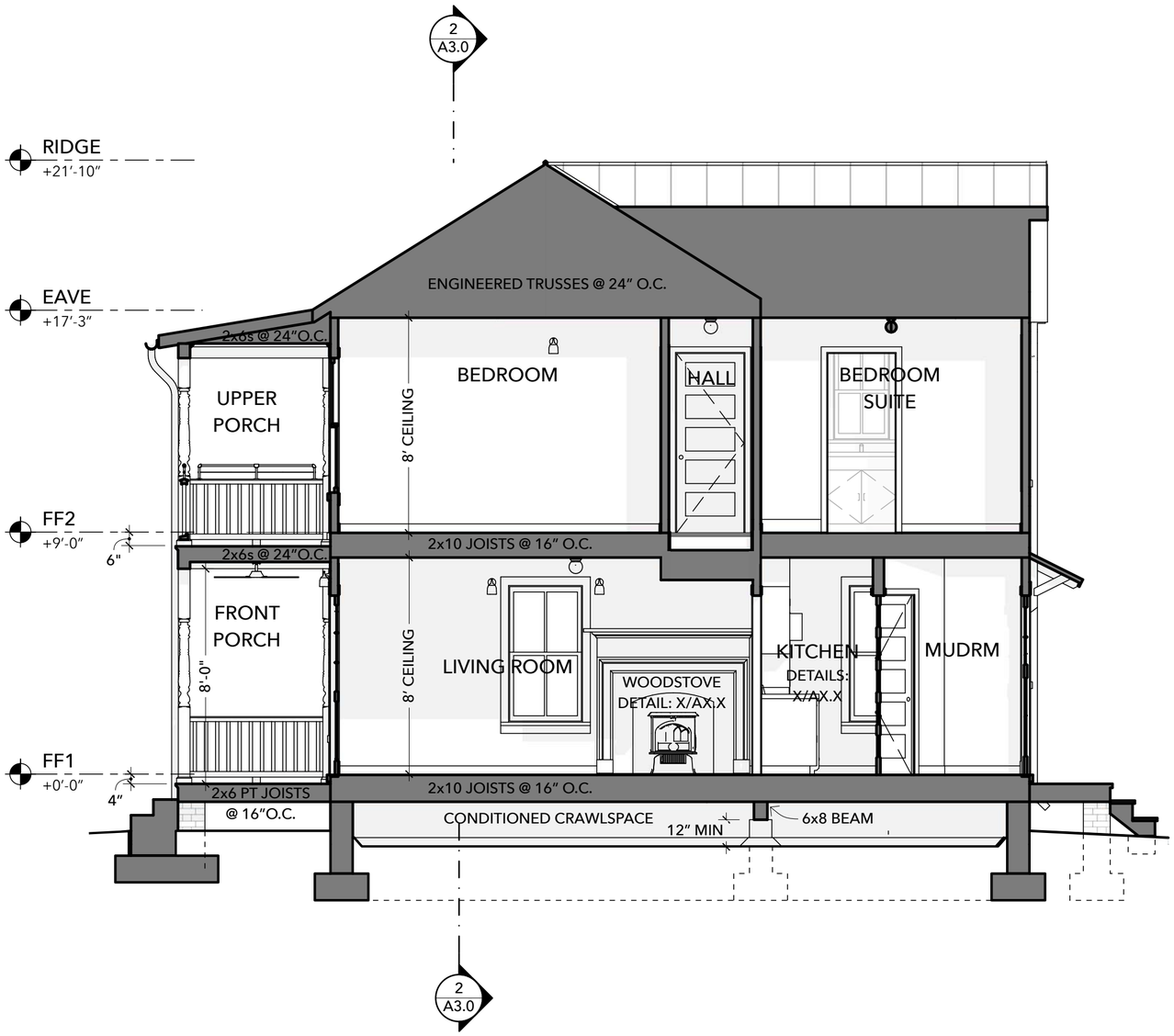
4. WINDERS CAN BE BUILT AS A SERIES OF PLATFORMS. MAKE SURE TO USE 1-HR FIRE-RATED GYPSUM WALLBOARD SHEATHING UNDER THE STAIRS IN THE UTILITY CLOSET.

6. CHAMFER AT STAIR IS USED TO MAINTAIN 80" MIN HEAD CLEARANCE.

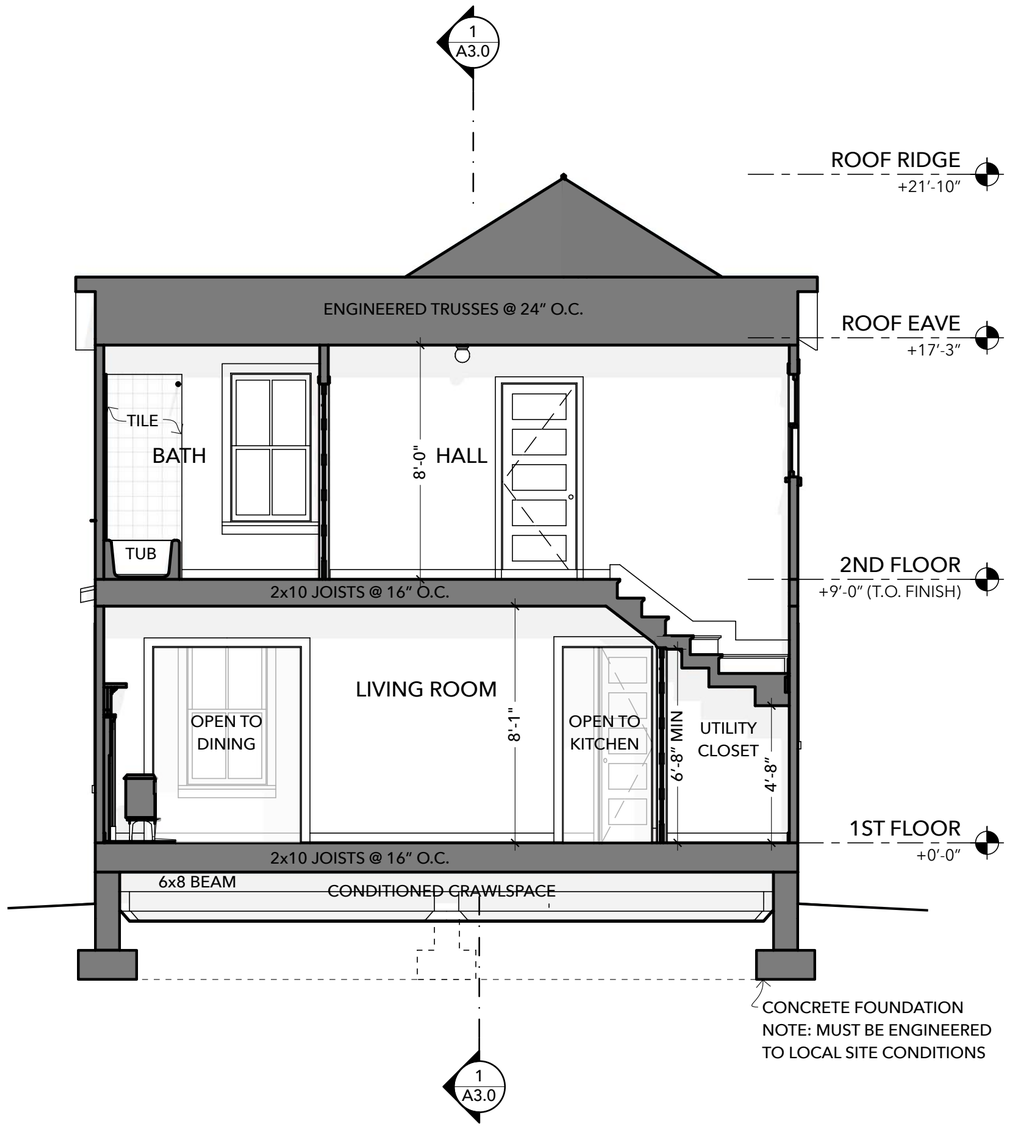
7. RAILING AT UPPER PORCH HAS EXTENSIONS, TO PRESERVE SEATED SIGHTLINES.

KEYNOTES

Z HARDWOOD FLOORING
Y T&G WOOD DECKING
X GYPSUM BOARD (TYPE X)
W BEADBOARD PANELLING
V TURNED PORCH POST
U PILASTER (MATCH POSTS)
T PORCH RAILING
S PORCH BEAM
R SOFFIT (& ROUND VENTS)
Q 4" BED MOLDING
P 6" CROWN MOLDING
O CORNICE BRACKETS
N
M



1 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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SECTION VIEWS
VERSION: GEORGIA

A3.0